### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address	115 Dundas Street, Sale Vic 3850
Including suburb or	
locality and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$729,500

#### Median sale price

Median price \$347,500	Property Typ	e House	Suburb	Sale
Period - From 01/04/2020	to 30/06/20	20 Sc	ource	

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property

Address of comparable property		Price	Date of sale
1	480 Raymond St SALE 3850	\$775,000	10/03/2020
2	30 Inglis St SALE 3850	\$750,000	15/04/2019
3	189 Foster St SALE 3850	\$700,000	26/04/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	06/08/2020 09:26



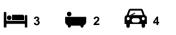


Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

> **Indicative Selling Price** \$729,500 **Median House Price**

June quarter 2020: \$347,500





Property Type: House Land Size: 991 sqm approx **Agent Comments** 

# Comparable Properties

480 Raymond St SALE 3850 (VG)

**=**3



Price: \$775.000 Method: Sale Date: 10/03/2020

Property Type: House (Res) Land Size: 1076 sqm approx **Agent Comments** 



30 Inglis St SALE 3850 (REI/VG)





Price: \$750,000 Method: Private Sale Date: 15/04/2019 Rooms: 8

Property Type: House

Land Size: 1655 sqm approx

189 Foster St SALE 3850 (REI/VG)



Rooms: 11





Price: \$700.000 Method: Private Sale Date: 26/04/2019

Property Type: House Land Size: 789 sqm approx

**Agent Comments** 

**Agent Comments** 



Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



